

### **Joint Meeting of the WCAC and the West Concord Junction Cultural District Committee**

Pursuant to notice duly filed with the Town Clerk, the West Concord Advisory Committee (WCAC) held a virtual online public meeting at 7 p.m. via <https://zoom.us>.

#### **WCAC members present:**

Amy Kaiser, Chair  
John Cooley  
Susan Mlodozeniec  
Amy Robinson  
Alan Koder  
Geoff Walton

#### **Additional staff/committees represented:**

Marcia Rasmussen, Director of Planning and Land Management  
Members of the West Concord Junction Cultural District Committee

The chairs of each committee called their committees to order at approximately 7:00pm.

### **Finalize the Preamble of the West Concord Design Guidelines**

S. Mlodozeniec walked both committees through the preamble document, highlighting changes made in the last round of edits. Further comments and suggestions offered by the committees are noted below:

- Like the new language about valuing diversity
- Like mention of how the community values its connection to the past
- Suggested edit: We are proud of West Concord Junction and its unique history.
- Suggested edit: Adjust “About West Concord” headline to acknowledge that language below is a mix of reality and aspiration
- Suggested edit: Background – “recent history”
- Suggested edit: Station’s official name according to some records is Union Station
- Suggested edit: “Additional Advice” text box is hard to read; improve so font is less blurry
- Suggested edit: Move *Wicked Local* article to the end of the preamble, following the pictures. Include a brief introduction explaining why the article is included. Put article in a text box.
- Suggested edit: Clarify description of uses in Harvey Wheeler

The WCAC and the WCJCDC both voted unanimously to advance the new Preamble to the Planning Board once the suggested changes had been made.

S. Mlodozieniec said she would make the requested edits, send the document to the Planning Board, and alert the committees when it would be on the Planning Board's agenda.

### **Review draft West Concord Junction Cultural District signage**

A. Sussman held up the signage mockups for review by the committees. Comments and questions were as follows:

- Do the signs follow Mass Cultural Council Guidelines?
  - M. Rasmussen: Yes
- Are they too cluttered?
- I don't think that's a logo
- It's a bit of a hodgepodge. Why is [the word] "Junction" smaller? It looks a bit like a highway sign
- Here's the background: some folks met, established a simple concept, and it was advanced by a local sign maker
- I would like to see the original template so I can see the evolution
  - M. Rasmussen: I can send that
- We'll be talking about logos later in the [WCJCDC] meeting.
- It would be easier if all the materials are cohesive
- There's a process for us to go through to get this in the right place
- It's a little bucolic looking; not sure if that's the intent
- It needs a much simpler logo. That will help.
- The logo and imagery can be separate from the signs; they're not necessarily the same thing

The WCJCDC offered to keep the WCAC posted via liaison S. Mlodozieniec as the signage evolves.

### **Meeting adjourned at approx. 7:35pm**

Respectfully submitted,  
Amy Kaiser

West Concord Advisory Committee

**a subcommittee of the Planning Board  
May 4, 2021**

Pursuant to notice duly filed with the Town Clerk, the West Concord Advisory Committee (WCAC) held a virtual online public meeting at 7:30 p.m. via <https://zoom.us>.

**Members present:**

Amy Kaiser, Chair (AK)  
John Cooley  
Susan Mlodozeniec  
Amy Robinson  
Alan Koder (AKoder)  
Geoff Walton

**Additional staff/committees represented:**

Ann Sussman  
Marcia Rasmussen, Director of Planning and Land Management

**Public:**

...

The meeting was called to order at 7:43pm by A. Kaiser.

- Nomination to recommend Ann Sussman for WCAC membership
  - Amy Kaiser moved to recommend Ann Sussman to the Planning Board for membership on the WCAC
  - Vote: unanimous in favor
    - (Geoff Walton not in attendance for this vote)
- Approve minutes from April meeting
  - Pending completion by Alan Koder
- Summer meeting schedule
  - AK proposes skipping July mtg in favor of July 4<sup>th</sup> holiday
  - All in agreement
  - AR asks how long we will continue with remote mtgs
  - MR town is debating, likely until Sept.
    - Considering hybrid mtg format – some remote, some in-person to improve attendance
  - May reschedule June mtg if too many unavailable
  - MR anticipates 13B project coming back to us sometime this summer, no word yet
- Select areas for WCAC focus
  - WCAC Design guidelines has been the core focus last few months
  - Now is the time to decide on next areas of focus, may overlap with opptys for additional outdoor seating
  - AR: two ideas:
    - Lives close to bike path, running there, unused bike share platform paraphernalia, behind a fenced area, could there be a bike share location near the train station?
      - MR tried, failed contract with a contractor, had to confiscate bikeshare equipment, don't have the bikes to use it, rec dept is looking into reusing it for a bikeshare program, she is in the

process of ordering bike racks and overhead shelters for the bike path in the junction area,

- AR no places to put your bike in the Junction area, no bike lanes
- JC suggests bike lane on comm ave toward flower shop?
- AR also suggests bike lane also on Church st for kids coming toward town
- MR there is a Transportation Advisory Comm has a subcommittee for bike enthusiasts, they meet once per month wed afternoons, next is the 12<sup>th</sup>
- AKoder spoke to Steve Dukran (sp?) at Complete Streets about grant for streets, can include bike safety aspects, signage, markings, etc. they have a design right now for that along with replacing some of the sidewalks because there are issues with some of the slopes and walkability and so he asked if this would be a good forum to bring those designs to to get community input, ready to do that when he's ready to share it with us, the last drawings were over budget, they're working on that now to get the number down
- MR there's another group, Concord Park Assisted Living wants to make improvements to the access to concord park through the MBTA parking lot, town staff will meet with them, someone from this group can attend the site visit, or they should come to us to show us what they're thinking at the June mtg. Anticipating 11am or 12noon on May 13<sup>th</sup> or the 20<sup>th</sup>.
  - SM could do this, AR could do the 20<sup>th</sup>. MR to keep them posted on the date.
- Christopher Heights open space task force will be mtg later this month, some ppl talking about the history, landscape architect will start in June, talking about where the group is headed, ideas they have for the site, how it will integrate with the BFRT and the other opptys in WC, will require some input from the WCAC.
  - SM Location of this?
    - MR North of Nashoba bakery, area on the right, all of the river front from the BFRT along the Assabet will be protected open space. The group is designing concepts for future construction.
    - SM the new open space committee that Carlene [Hempel] is leading?
      - MR yes
    - AK attended a mtg with that group and they were talking about fascinating history, anticipation of the Civil War, ppl were very engaged...a storied site.
- AK AR discuss liaison role for AR
- Opportunities for additional outdoor seating
  - SR this was a suggestion from our PB liaison – Hayley Ordeval - who noticed at Reasons to be Cheerful there were a lot of ppl outside, there's just no seating in

WC for ppl to be outside, eating, etc. wondering if that triangle at 13B could be used temporarily during the summer for outdoor seating.

- AR had the same experience there a few weeks ago – difficult to turn a car into the driveway, lots of ppl there. Even when the ice cream shop is open for indoor seating it would be good to have more outdoor seating.
- AK asks MR if the developer would be open to this at 13B?
  - MR not sure, would likely have some concerns as Private Property, would not want to encourage that necessarily, but they've been open to hosting public events.
  - AK asks how that conversation happens.
  - MR could send an email on our behalf to see if we can explore this. If they say yes, then we can work with Concord Public Work to order some benches and tables to make that happen.
  - AK is there a budget for tables and chairs?
  - MR emergency funds or grant. Grant that is currently available for similar items. Could be less formal, could get creative.
  - AR wonders if the town council could write up a contract with the owner re: liability release.
  - AK observed Adirondack chairs made a big impact at her workplace to give ppl an outdoor place to be even if only temporary.
    - Temporary may need to be part of the messaging because ppl can get attached to things like this.
  - GW you can always say this is part of the relationship, put up a sign that says granted by the courtesy of the wonderful developers... "this summer only"
    - JC points out they should be motivated to do that as source of good will
    - MR asks if we want her to send an email to the owners at 13B about this^
      - Yes, no objections
    - Thank you Marcia
  - AK asks about Gerow land?
    - MR thinks they're planning to start construction this summer
    - AKoder where?
    - AK this is on Warner pond at the BFRT
    - MR 7 acre
    - AK across from the prison a new parking lot on the BFRT
    - AKoder is that a new access point to Warner pond?
    - MR in terms of what?
    - AKoder yeah tough access there.
    - MR yes Gerow will be a larger parking area, they cut back the number of spaces. Two pieces were out to bid – the initial phase, and the restroom facility, were due end of April, Beg. Of May, haven't heard finality, was some conversation about needing more fencing, signage, police presence, because they've found ppl on the site with cooking fires, lingering there, needs some TLC.

- GW was there an approval to have a boat launch included – a discussion of a canoe area.
- MR canoe boat launch area is part of second phase
- JC isn't there one already?
- AK not on the Gerow land
- AK there is some land design needed, dredging re: interest in swimming there.
- MR the dredging project is still being funded under the purview of the NR commission, the piece of funding for that is on the warrant for this year's town mtg, will be voting on it
- GW asks to clarify where the dredging will be?
- MR clarifies site near Gerow won't make it possible for swimming but for boat launching and fishing
- GW thank you
- SM dredging makes it easier to get boats in and out?
- MR not really, the reason for the dredging predates this actually it's for the health of the pond, there is an invasive species issue that this will help. Waterborn herbicides for instance flush through too much and the most economic way to manage these is to dredge the pond. They will do about 7 acres to prolong the life of the pond 50 to 100 years. Would improve it for the wildlife. Also improves boating and waterborne sports.
- AK let's get an update on the June meeting.
- AK asks AKoder if Steve Dukran could also update us on the June mtg.
- SM suggests public restroom in WC like we have in Concord ctr.
- AK Carlene had worked on this, but it didn't pan out.
- MR we were hoping to work with the WTI blinds building.
  - One of my tasks is about portapotties in the parking area near Nashoba brook...related to public restroom.
  - SM there are some at Rideout but that's a bit far.
  - MR at the BFRT ribbon cutting we used the fancy restroom that had been at White Pond. It's on a trailer, accessible. It can go in a small location, connects to water and sewer.
  - AK it would be great to have so much traffic through the village center that this is a pressing need
  - MR brings up John Boynton Jr. owns 40-50 Beharrel st that when he re-develops that site, may be an oppty to create a visitor ctr. MR is in conversations about this.
- AK how burdensome are public restrooms to the town?
  - MR an expense but also creates a welcoming env for visitors and residents so it's part of the econ dev vitality that there's greater support than in the past.
  - SM also good for families who have little kids who will need it.

- AK pandemic has been challenging for that.
  - Liaison updates:
    - JC reports Trails Committee core agenda items:
      - Warrant Article #34 Community Preservation Appropriation
      - Recommendations
      - Town-wide Garlic Mustard Pull
      - Brochures and Maps at Trailhead Kiosks
      - Letter of Support for the Battle Road Connector Trail
    - GW asks if anyone experiences bugs with the agenda sender?
      - Didn't make it to the econ vitality mtg, no update
        - SM it got canceled...
          - MR it doesn't have as much support, a new committee, not as setup as older committees re: getting agendas out.
            - GW cannot make the time for that mtg consistently.
              - Can't make mtgs, but can monitor agendas.
              - JC could take it and give Trails to AR.
              - AK is there another GW wants to cover?
                - GW will go look offline.
                - AR can take something new as well.
                - AK Bikes and Trails is a good combo.
                - GW yeah I will do something else.
      - SM WCJCDC is planning an event soon, not sure what it is.
        - They are also going through a branding exercise. Will give this to a designer who will design the map. Hoping to finish by Sept.
        - MR thinks that event is set for May 19<sup>th</sup> onward for a few days to be focused on WC businesses.
          - Will be unveiling their latest mural on the Saltbox kitchen. There will be a sign explaining it. Will be installed on the Beharrel st side of the bldg...on the 19<sup>th</sup>.
- Public Comment
  - none
- SM asks about the 99 Restaurant space
  - MR no real activity
    - Bldg comm had one restaurant request
  - JC happened to contact the commercial real estate advisor for that bldg., owned by 99 Rest, and they may be putting it up for sale.
- AK thanks all around.
- AK asks for a motion to adjourn.
- JC so moved
- SM seconded
- No objections

Adjourned at 8:39 PM.

Respectfully submitted,  
John Cooley